

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
October 6th, 2021

A regular meeting of the Planning Board of the Town of Horseheads, County of Chemung, and the State of New York was held on the 6th day of October, 2021, at 7:00PM.

MEMBERS PRESENT: Tom Skebey, Tom Jansen, Joe Atkinson, Allan Curren, Roxanne Mark

MEMBERS ABSENT: Amy Crandall & Brenda Knoll

OTHERS PRESENT: Tina McGrane, Secretary, Steve Wilber,

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:01 pm.

MINUTES: A motion to accept the minutes of the September 1st, 2021, meeting was made by Board Member Allan Curren and seconded by Board Member Roxanne Mark. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. #336B – Armor Storage, Jeff Button, 2046R Lake Road, Elmira, NY 14903 – Storage Units Construction – 30x230, 20x190 & 10x70 – Final Site Plan Review

Jeff Button attended the meeting via Zoom. He indicated that this project will be done in Two Phases. Phase I will be completed this year and will consist of the construction of a 30x230 storage unit, noted as Building ‘C’, and a 20x190 storage unit, noted as Building ‘D’. Phase II will be the construction of the 10x70 storage unit. He is seeking approval of both Phases at this time.

Chairman, Tom Skebey, read all eleven (11) questions of SEQR, PART 2 – Impact Assessment. The Board reviewed and discussed all eleven (11) questions. The response to each question is as follows:

1. No, material conflict with the adopted land use plan or zoning regulations.
The project site is zoned Residence A
2. No, the project is consistent with use. The project will have minimal/small impact upon the land use.
3. No, will action impair the character or quality of the existing community.
4. No, action will not have an impact on the environmental characteristics that caused the establishment of a Critical Environment Area (CEA). There are no CEAs located in Chemung County.

5. No, action will result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. The level of service will have minimal/small impact upon the community.
6. No, action will cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities. New York State's energy code requirements must be followed.
7. No, action will impact existing public or private water supplies or public or private wastewater treatment utilities beyond the current ability of the suppliers to accommodate.
8. No, impact on the character or quality of important historic, archaeological, architectural or aesthetic resources.
9. No, adverse impact upon natural resources.
10. No, increase in the potential for erosion, flooding or drainage problems. No physical impact on property.
11. No, action would create a hazard to environmental resources or human health.

Part 3 of the SEQR is the Lead Agency's determination of significance summary. As a result, of the discussion of Part 2 of the SEQR, the Planning Board determined, based on the information and analysis above the proposed action will not result in any significant adverse environmental impacts. Chairman, Tom Skebey, check marked the appropriate box, signed and dated the SEQR, October 6th, 2021. This project was classified as an unlisted action by the Planning Board in accordance with the State Environmental Review. It will not have any significant adverse environmental impacts.

A motion to Accept SEQR was made by: Board Member Tom Jansen and Seconded by Board Member Joe Atkinson

RESOLUTION #14 OF 2021

RESOLUTION TO APPROVE FINAL SITE PLAN FOR PROJECT #336B, ARMOR STORAGE, JEFF BUTTON, 2046R LAKE ROAD, ELMIRA, NY 14903 – TAX MAP # 79.07-1-5 - ADDITIONAL STORAGE UNITS – 30x230, 20x190 AND 10x70

Motion by: Board Member Joe Atkinson

Seconded by: Board Member Tom Jansen

WHEREAS, by way of Site Plan Review Application, dated August 20th, 2021 and the SEQR, dated August 20th, 2021, along with (4) four maps marked received August 20th, 2021, marked as 'A', and

WHEREAS, current zoning is Commercial, and

WHEREAS, details of the construction were discussed, and

WHEREAS, questions were raised in regard to whether the construction sites are in danger of flooding, and

WHEREAS, it was recommended that Jeff speak with the Town's Code Director, Greg Larnard, in regard to the flood plain, and

WHEREAS, the Board noted that if the storage units' surrounding area would be paved in the future, Jeff would need to come back before the Planning Board with a drainage plan, and

WHEREAS, the Town Planning Board, having duly considered the same, and

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board, of the Town of Horseheads, approves the application for Jeff Button, Armor Storage, for a Final Site Plan Review, for the construction of additional storage units located at 2046R Lake Road, Elmira, NY. The construction will consist of two Phases. Phase I will be for the construction of a 30x230 unit and a 20x190 unit and Phase II will be for construction of a 10x70 unit.

B. #549B – Bella Faccia Developers – Meadowlands Drive – Subdivision – Veteran Hill Road – Update

Marc Maser, from Maser Engineering, submitted a letter to the Town Code Director, Greg Larnard, dated October 6th, 2021, on behalf of Mr. Paul Owen and Mr. Charlie O'Connor, the project developers, for the Meadowlands Drive Subdivision -Veteran Hill Road. Marc's letter states his intent to be the Engineer on this project, following the acquisition of the parcel and project. Marc enclosed a copy of a map showing the subdivision parcel boundaries.

The project developers, Paul Owen and Charlie O'Connor, attended the meeting. The Meadowlands Subdivision project had been approved by Resolution #21 in May of 2012, however the project developers attended the meeting to update the Board for their intent to complete this project. The project will be done in (2) two phases; roadways will be constructed and building lots will be developed and the following conditions must be met:

1. Provide a letter of credit to the Town of Horseheads for 5% of the entire project, for three years
2. Meet with the Highway Superintendent, Marty Vanderhoff, to discuss the road specifications, for the project.
3. When Phase I is complete, the roads will be deeded to the Town of Horseheads.

The due diligence has been done and the project is ready to go, however, the sewer has not been tested, therefore, the installation must be approved by the Chemung County Sewer District.

The Planning Board approved the continuation of the project and although there is no action to be taken, the Board would like it noted in the minutes that this project will be done in Phases.

OTHER BUSINESS:

- A. Referral from Town Board – Review Existing Ordinance with regards to Road Setbacks

This item will carry to the November meeting.

- B. Overlay Zones for Lake Rd. & Grand Central Avenue

This item will carry to the November meeting.

- C. Special Use Permits

This item will carry to the November meeting.

As there was no further business to come before the Board, motion to adjourn was made at 7:28 by Tom Jansen and Seconded by Joe Atkinson. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board